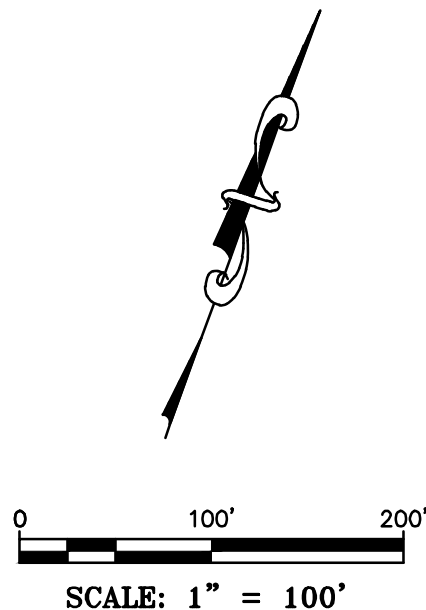
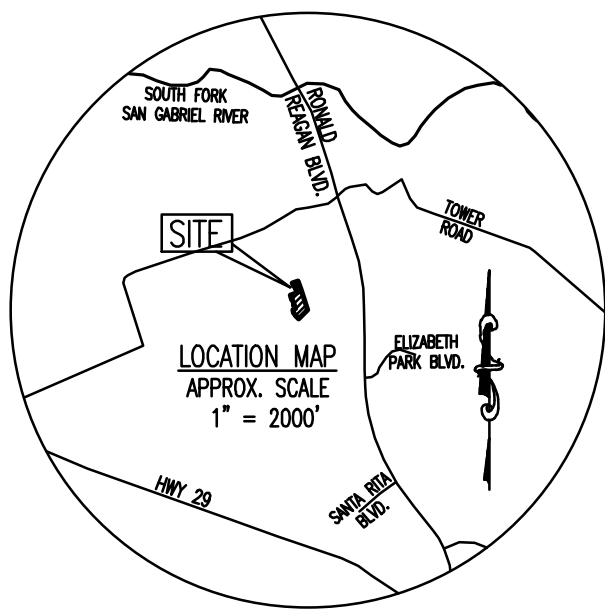


SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2B
FINAL PLAT



LEGEND

●	1/2" CAPPED IRON ROD FOUND STAMPED "CBD SETSTONE" (UNLESS OTHERWISE NOTED)	D.E.	DRAINAGE EASEMENT
○	1/2" CAPPED IRON ROD SET STAMPED "CBD SETSTONE"	B.S.L.	BUILDING SETBACK LINE
		1	LOT NUMBER
		Ⓐ	BLOCK DESIGNATION
	100 YEAR DEVELOPED FLOOD PLAIN PER ATLAS 14	O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT		
W.Q.E.	WATER QUALITY EASEMENT		
L.S.E.	LANDSCAPE EASEMENT		
O.S.	OPEN SPACE		

ORIGINAL SUBMITTAL DATE: OCTOBER 3, 2023

TOTAL ACREAGE: 12.942 ACRES
SURVEY: B. MANLOVE SURVEY, ABSTRACT NO. 417

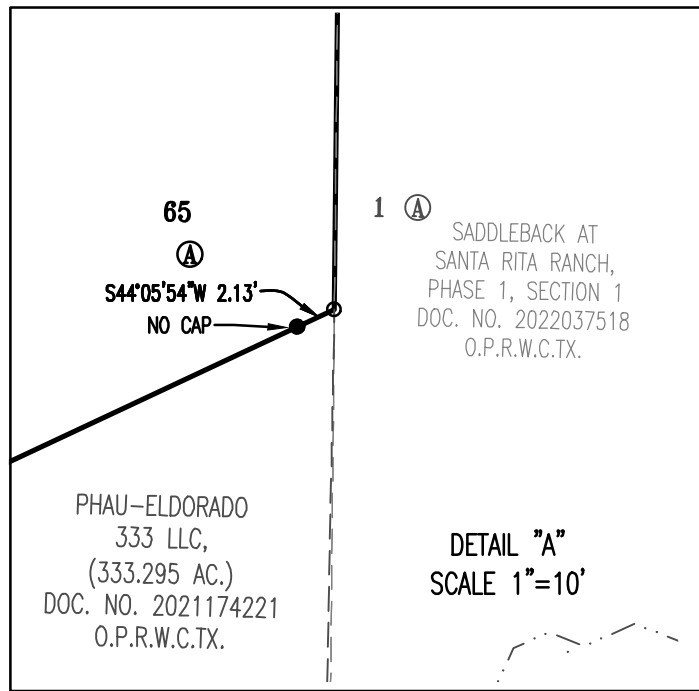
DATE: JANUARY 4, 2024

OWNER AND DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD.,
BLDG. I, SUITE 150
AUSTIN, TEXAS 78729
PHONE: (512) 532-3300

ENGINEER & SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
(512) 280-5160 PHONE

TOTAL LOTS 74
NO. OF SINGLE FAMILY LOTS: 73
NO. OF O.S., D.E., L.S.E., & P.U.E. LOTS: 1

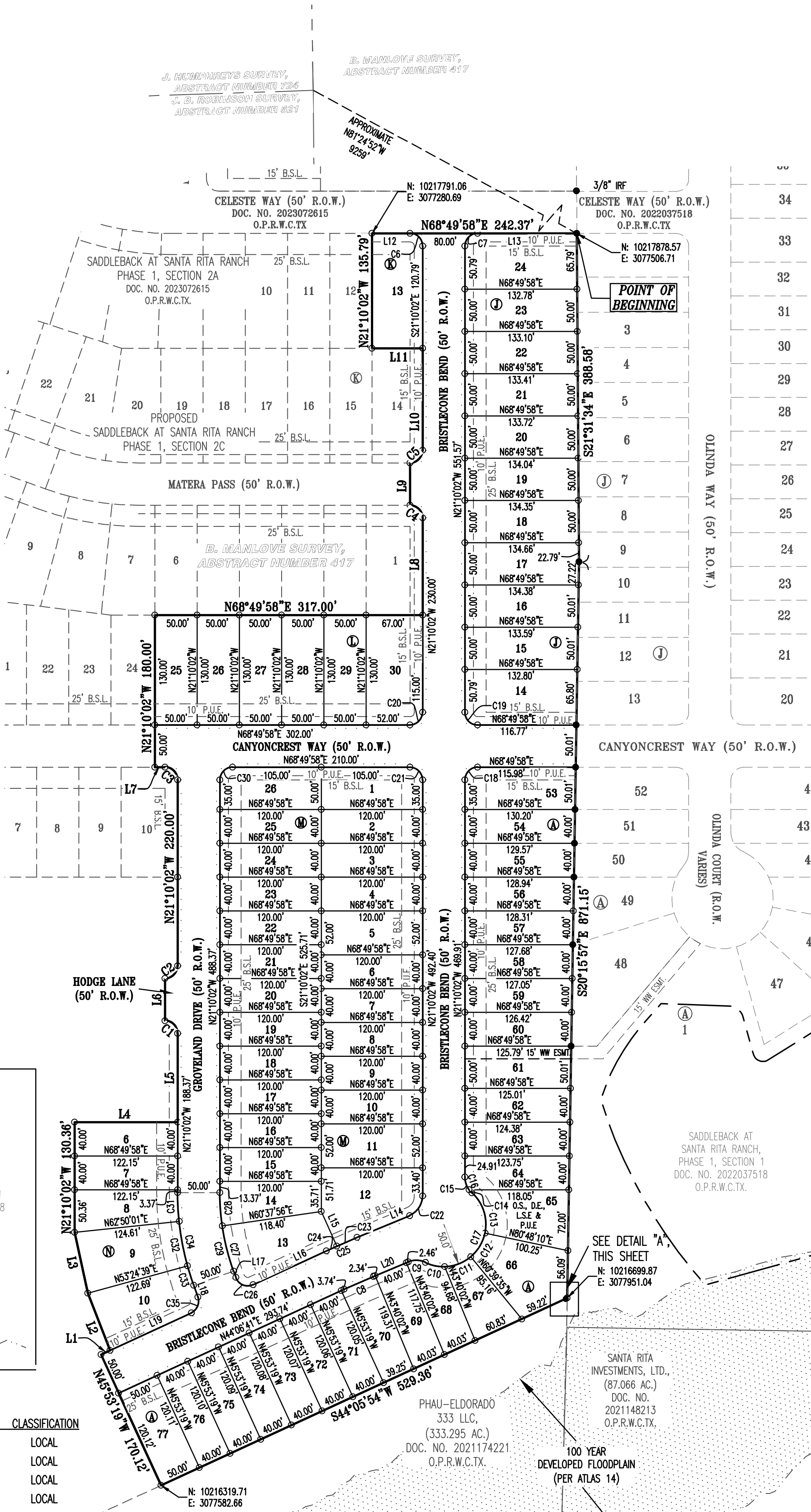
F.E.M.A. MAP NO. 48491C0275E
WILLIAMSON COUNTY, TEXAS AND
INCORPORATED AREAS.
DATED: SEPTEMBER 26, 2008



ROAD TABLE

STREET NAMES	LINEAR FOOTAGE	R.O.W. WIDTH	PAVEMENT WIDTH	DESIGN SPEED	DESIGNATION	CLASSIFICATION
HODGE LANE	40'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
MATERA PASS	40'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
CANYONCREST WAY	498'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
GROVELAND DRIVE	683'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
BRISTLECONE BEND	1606'	50' R.O.W.	33' FOC-FOC	25 M.P.H.	PUBLIC	LOCAL
TOTAL	2867'					

BASIS OF BEARINGS- TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203)
ELEVATION DATUM- NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)



SHEET NO. 1 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering
5501 West William Cannon
Phone No. (512) 280-5160

Surveying
Austin, Texas 78749
Fax No. (512) 280-5165

SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2B
FINAL PLAT

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	23.56	15.00	N66°10'02"W	21.21	15.00	90°00'00"
C2	23.56	15.00	N23°49'58"E	21.21	15.00	90°00'00"
C3	23.56	15.00	N66°10'02"W	21.21	15.00	90°00'00"
C4	23.56	15.00	N66°10'02"W	21.21	15.00	90°00'00"
C5	23.56	15.00	N23°49'58"E	21.21	15.00	90°00'00"
C6	23.56	15.00	N66°10'02"W	21.21	15.00	90°00'00"
C7	23.56	15.00	S23°49'58"W	21.21	15.00	90°00'00"
C8	37.80	975.00	S45°13'20"W	37.80	18.90	2°13'17"
C9	21.03	25.00	S70°25'40"W	20.41	11.18	48°11'23"
C10	23.25	50.00	N81°12'01"E	23.04	11.84	26°38'40"
C11	33.63	50.00	N48°36'33"E	33.00	17.48	38°32'15"
C12	33.63	50.00	N10°04'18"E	33.00	17.48	38°32'15"
C13	52.50	50.00	N39°16'37"W	50.12	28.96	60°09'35"
C14	4.83	25.00	S63°49'35"E	4.82	2.42	11°03'39"
C15	21.03	25.00	S45°15'43"E	20.41	11.18	48°11'23"
C16	16.20	25.00	S39°43'54"E	15.92	8.40	37°07'44"
C17	143.01	50.00	N12°34'58"E	99.01	353.07	163°52'46"
C18	23.56	15.00	S23°49'58"W	21.21	15.00	90°00'00"
C19	23.56	15.00	S66°10'02"E	21.21	15.00	90°00'00"
C20	23.56	15.00	N23°49'58"E	21.21	15.00	90°00'00"

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C21	23.56	15.00	N66°10'02"W	21.21	15.00	90°00'00"
C22	29.45	25.00	N12°34'58"E	27.78	16.70	67°30'00"
C23	26.33	1025.00	S45°35'49"W	26.33	13.17	1°28'19"
C24	13.41	1025.00	S44°29'10"W	13.41	6.70	0°44'58"
C25	39.74	1025.00	N45°13'20"E	39.74	19.87	2°13'17"
C26	24.87	15.00	S88°23'19"E	22.12	16.37	95°00'00"
C27	55.30	275.00	S35°07'42"E	55.20	27.74	11°31'15"
C28	39.36	275.00	S25°16'03"E	39.33	19.71	8°12'02"
C29	94.66	275.00	S31°01'40"E	94.19	47.80	19°43'17"
C30	23.56	15.00	S23°49'58"W	21.21	15.00	90°00'00"
C31	34.03	325.00	S24°10'00"E	34.01	17.03	5°59'57"
C32	53.45	325.00	S31°52'40"E	53.39	26.79	9°25'23"
C33	24.39	325.00	S38°44'20"E	24.38	12.20	4°17'58"
C34	111.87	325.00	S31°01'40"E	111.31	56.49	19°43'17"
C35	22.25	15.00	N01°36'41"E	20.27	13.74	85°00'00"

Line Table		
Line #	Length	Direction
L1	11.94	N44°06'41"E
L2	72.63	N42°38'16"W
L3	73.73	N33°22'08"W
L4	122.15	N68°49'58"E
L5	105.00	N21°10'02"W
L6	50.00	N21°10'02"W
L7	12.00	S68°49'58"W
L8	115.00	N21°10'02"W
L9	50.00	N21°10'02"W
L10	120.79	N21°10'02"W
L11	60.00	S68°49'58"W
L12	45.00	N68°49'58"E
L13	117.37	N68°49'58"E
L14	67.29	N46°19'58"E
L15	44.79	S45°08'21"E
L16	95.57	S44°06'41"W
L17	7.86	N40°53'19"W
L18	14.86	S40°53'19"E
L19	105.92	N44°06'41"E
L20	44.80	N46°19'58"E

SHEET NO. 2 OF 4



Carlson, Brigrance & Doering, Inc.

FIRM ID #E3791 ♦ REG. # 10024900

Civil Engineering ♦ Surveying
5501 West William Cannon ♦ Austin, Texas 78749
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2B
FINAL PLAT

METES AND BOUNDS

BEING ALL OF THAT CERTAIN 12.942 ACRE TRACT OF LAND, SITUATED IN THE B. MANLOVE SURVEY, ABSTRACT NUMBER 417, IN WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF A CALLED 311.079 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. BY DEED RECORDED IN DOCUMENT NUMBER 2022032756 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.TX.), SAID 12.942 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE" AT THE INTERSECTION OF THE SOUTH LINE OF CELESTE WAY (50' R.O.W.) AND THE EAST LINE OF SAID 311.079 ACRE TRACT, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK J, SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 1, A SUBDIVISION RECORDED IN DOCUMENT NO. 2022037518, O.P.R.W.C.TX., SAME BEING THE SOUTHEAST CORNER OF SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, A SUBDIVISION RECORDED IN DOCUMENT NO. 2023072615, O.P.R.W.C.TX., FOR THE NORTHEAST CORNER AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND;

THENCE, WITH THE COMMON LINE OF SAID 311.079 ACRE TRACT OF LAND AND SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 1, THE FOLLOWING TWO (2) COURSES AND DISTANCES, NUMBERED 1 AND 2:

1. S21°31'34"E A DISTANCE OF 388.58 FEET TO A CAPPED 1/2 INCH IRON ROD FOUND STAMPED "CBD SETSTONE", AND;
2. S20°15'57"E A DISTANCE OF 871.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" FOR THE SOUTHEAST CORNER OF SAID 311.079 ACRE TRACT OF LAND AND OF THE HEREIN DESCRIBED TRACT OF LAND, SAME BEING THE NORTHEAST CORNER OF A CALLED 333.295 ACRE TRACT OF LAND CONVEYED TO PHAU – ELDORADO 333, LLC BY DEED RECORDED IN DOCUMENT NO. 2021174221, O.P.R.W.C.TX., FROM WHICH A 1/2 INCH IRON ROD FOUND BEARS S44°05'54"W A DISTANCE OF 2.13 FEET;

THENCE, WITH THE COMMON LINE OF SAID 311.079 ACRE TRACT OF LAND AND SAID 333.295 ACRE TRACT OF LAND, S44°05'54"W A DISTANCE OF 529.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";

THENCE, OVER AND ACROSS SAID 311.079 ACRE TRACT OF LAND, THE FOLLOWING TWENTY–ONE (21) COURSES AND DISTANCES, NUMBERED 1 THROUGH 21:

1. N45°53'19"W A DISTANCE OF 170.12 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
2. N44°06'41"E A DISTANCE OF 11.94 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
3. N42°38'16"W A DISTANCE OF 72.63 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
4. N33°22'08"W A DISTANCE OF 73.73 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
5. N21°10'02"W A DISTANCE OF 130.36 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
6. N68°49'58"E A DISTANCE OF 122.15 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
7. N21°10'02"W A DISTANCE OF 105.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
8. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS N66°10'02"W A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
9. N21°10'02"W A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
10. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS N23°49'58"E A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
11. N21°10'02"W A DISTANCE OF 220.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
12. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS N66°10'02"W A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
13. S68°49'58"W A DISTANCE OF 12.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
14. N21°10'02"W A DISTANCE OF 180.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
15. N68°49'58"E A DISTANCE OF 317.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
16. N21°10'02"W A DISTANCE OF 115.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
17. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS N66°10'02"W A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
18. N21°10'02"W A DISTANCE OF 50.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" AT THE BEGINNING OF A CURVE TO THE LEFT;
19. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.56 FEET, AND WHOSE CHORD BEARS N23°49'58"E A DISTANCE OF 21.21 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
20. N21°10'02"W A DISTANCE OF 120.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE";
21. S68°49'58"W A DISTANCE OF 60.00 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE SOUTH LINE OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, SAME BEING THE SOUTHEAST CORNER OF LOT 12, BLOCK K, SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A;

THENCE, WITH THE EAST LINE OF SAID LOT 12, BLOCK K, SAME BEING THE SOUTH LINE OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, OVER AND ACROSS SAID 311.079 ACRE TRACT OF LAND, N21°10'02"W A DISTANCE OF 135.79 FEET TO A CAPPED 1/2 INCH IRON ROD SET STAMPED "CBD SETSTONE" ON THE SOUTH RIGHT–OF–WAY LINE OF SAID CELESTE WAY, SAME BEING THE NORTHEAST CORNER OF SAID LOT 12, BLOCK K;

THENCE, WITH THE SOUTH RIGHT–OF–WAY LINE OF SAID CELESTE WAY, SAME BEING THE SOUTH LINE OF SAID SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2A, OVER AND ACROSS SAID 311.079 ACRE TRACT OF LAND, N68°49'58"E A DISTANCE OF 242.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.942 ACRES OF LAND.

GENERAL:

1. BEARINGS AND COORDINATES ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203).
2. THIS SUBDIVISION LIES WITHIN THE CITY OF LIBERTY HILL EXTRA–TERRITORIAL JURISDICTION.
3. IT IS THE RESPONSIBILITY OF THE OWNER, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH PROVISIONS OF ALL APPLICABLE STATE, FEDERAL AND LOCAL LAWS, AND REGULATIONS RELATING TO PLATTING AND DEVELOPMENT OF THIS PROPERTY. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATIONS BY OTHER PARTIES IN THIS PLAT. FLOODPLAIN DATA, IN PARTICULAR, MAY CHANGE. IT IS FURTHER UNDERSTOOD THAT THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT MUST INSTALL AT THEIR OWN EXPENSE ALL TRAFFIC CONTROL DEVICES AND SIGNAGE THAT MAY BE REQUIRED BEFORE THE ROADS IN THE SUBDIVISION HAVE FINALLY BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY.
4. ALL PURPOSE ROADWAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.
5. THE H.O.A. WILL OWN AND MAINTAIN THE FOLLOWING LOTS: BLOCK A, LOT 65.

DRAINAGE AND FLOODPLAIN:

1. EXCEPT IN CERTAIN ISOLATED AREAS REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS, THE MINIMUM LOWEST FINISHED FLOOR ELEVATION SHALL BE ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR ONE FOOT ABOVE THE BFE, WHICHEVER IS HIGHER.
2. A DE FACTO CERTIFICATE OF COMPLIANCE IS HEREBY ISSUED FOR ALL LOTS WITHIN THIS SUBDIVISION. THIS CERTIFICATE IS VALID UNTIL SUCH TIME AS FEMA REVISES OR NEWLY ADOPTS FLOODPLAIN BOUNDARIES IN THIS AREA.
3. THE MINIMUM FINISHED FLOOR ELEVATIONS (M.F.F.E.) SHOWN ON THIS PLAT WERE DETERMINED BY ADDING ONE (1) FOOT TO THE BASE FLOOD ELEVATION (BFE) AS DETERMINED BY A STUDY PREPARED BY CARLSON BRIGANCE, & DOERING, INC., DATED MAY 26, 2021.
4. THIS SUBDIVISION IS SUBJECT TO STORM–WATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
5. MAINTENANCE RESPONSIBILITY OF DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCETED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

WATER AND WASTEWATER:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO AN APPROVED PUBLIC SEWER SYSTEM. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER SATISFACTORY FOR HUMAN CONSUMPTION IS AVAILABLE FROM A SOURCE IN ADEQUATE AND SUFFICIENT SUPPLY.
3. WATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/GEORGETOWN UTILITY SYSTEMS.
4. WASTEWATER SERVICE IS PROVIDED BY: WILLIAMSON COUNTY MUD 19H/CITY OF LIBERTY HILL.
5. ELECTRIC SERVICE IS PROVIDED BY: PEC

ROADWAY AND RIGHT–OF–WAY:

1. IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS, AND OTHER PUBLIC THOROUGHFARES AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNER(S) OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF WILLIAMSON COUNTY, TEXAS. SAID COMMISSIONERS COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS, OR PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING OR PROTECTING THE ROAD SYSTEM.
2. SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
3. DRIVEWAY ACCESS TO LOTS WITHIN THIS SUBDVISION FROM SIDE STREETS IS PROHIBITED.
4. IMPROVEMENTS WITHIN THE COUNTY ROAD RIGHT–OF–WAY INCLUDING, BUT NOT LIMITED TO LANDSCAPING, IRRIGATION, LIGHTING, CUSTOM SIGNS, ARE PROHIBITED WITHOUT FIRST OBTAINING AN EXECUTED LICENSE AGREEMENT WITH WILLIAMSON COUNTY.
5. NO CONSTRUCTION, PLANTING OR GRADING SHALL BE PERMITTED TO INTERFERE WITH SIGHT EASEMENTS BETWEEN THE HEIGHTS OF THREE AND EIGHT FEET AS MEASURED FROM THE CROWNS OF THE ADJACENT STREETS.
6. THE OWNER SHALL CREATE A MANDATORY HOMEOWNERS' ASSOCIATION THAT SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND LIABILITY OF ANY LANDSCAPING, IRRIGATION, SIDEWALKS, ILLUMINATION, SUBDIVISION IDENTIFICATION SIGNS, WATER QUALITY FEATURES, ETC. PLACED WITHIN THE WILLIAMSON COUNTY RIGHT–OF–WAY. THIS ASSOCIATION SHALL HAVE ASSESSMENT AUTHORITY TO ENSURE THE PROPER FUNDING FOR MAINTENANCE.
7. A PUBLIC UTILITY EASEMENT 10 FEET WIDE IS HEREBY DEDICATED ALONG & ADJACENT TO ALL STREET RIGHT–OF–WAY, AND A TWO AND ONE–HALF (2.5') FOOT WIDE PUBLIC UTILITY EASEMENT IS DEDICATED ALONG ALL SIDE LOT LINES.

SHEET NO. 3 OF 4



Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 ♦ REG. # 10024900

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Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165

SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2B
FINAL PLAT

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, STEPHEN ASHLOCK, VICE PRESIDENT, PULTE HOMES OF TEXAS, LP, OWNER OF THAT CALLED 311.079 ACRE TRACT OF LAND CONVEYED IN DOCUMENT NUMBER 2022032756, AS SHOWN HEREON, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBDIVIDE SAID 12.942 ACRE TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY FOREVER DEDICATE TO THE PUBLIC THE ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS WILLIAMSON COUNTY MAY DEEM APPROPRIATE AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.

THIS SUBDIVISION IS TO BE KNOWN AS,

"SADDLEBACK AT SANTA RITA RANCH PHASE 1, SECTION 2B"

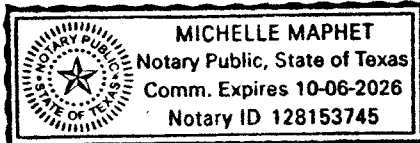
BY: Stephen Ashlock
STEPHEN ASHLOCK, VICE PRESIDENT
PULTE HOMES OF TEXAS, L.P.
9401 AMBERGLEN BLVD., BLDG. I, SUITE 150
AUSTIN, TEXAS 78729
PHONE: (512) 532-3300

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN ASHLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 5th DAY OF January, 2024 A.D.

Michael R. Pitt
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS



PRINTED NAME: Nichelle Maphet

MY COMMISSION EXPIRES: 10/06/24

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

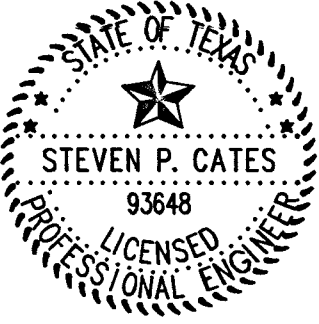
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

STATE OF TEXAS: §
COUNTY OF TRAVIS: §

NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE COMMUNITY PANEL #48491C0275E, EFFECTIVE SEPTEMBER 26, 2008 FOR WILLIAMSON COUNTY, TEXAS.

I, STEVEN P. CATES, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE REQUIREMENTS OF WILLIAMSON COUNTY.

ENGINEERING BY: Steven P. Cates 1-5-2024
STEVEN P. CATES, P.E. NO. 93648 DATE
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749

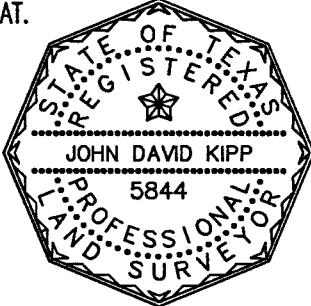


CARLSON, BRIGANCE, & DOERING, INC.
ID # F3791

STATE OF TEXAS: §
COUNTY OF TRAVIS: §

I, JOHN DAVID KIPP, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS SUBDIVISION PLAT COMPLIES WITH THE WILLIAMSON COUNTY SUBDIVISION ORDINANCE. ALL EASEMENTS LISTED ON TITLE REPORT ISSUED BY TITLE RESOURCES GUARANTY COMPANY, G.F. NO. 2160726-COM, EFFECTIVE DATE SEPTEMBER 17, 2021, WHICH AFFECT THE SUBJECT PLAT ARE SHOWN OR NOTED ON THE PLAT.

SURVEYED BY: John S Kipp 01/05/2024
DATE
JOHN DAVID KIPP, R.P.L.S. NO. 5844
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE,
AUSTIN, TEXAS 78749
jkipp@cbdeng.com



THE CITY OF LIBERTY HILL, TEXAS ACKNOWLEDGES RECEIPT OF THIS PLAT FOR REVIEW AND/OR APPROVAL IN CONJUNCTION WITH PLANNING PURPOSES AND PAYMENT OF APPLICABLE FEES FOR THE PROVISION OF WATER AND/OR WASTEWATER SERVICES.

PAUL BRANDENBURG, CITY ADMINISTRATOR
CITY OF LIBERTY HILL, TEXAS

ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 5 DAY OF January, 2024 AD.

Cindy Broder
WILLIAMSON COUNTY ADDRESSING COORDINATOR
WILLIAMSON COUNTY, TEXAS

PRINTED NAME: Cindy Bridges

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

I, BILL GRAVELL, JR., COUNTY JUDGE OF WILLIAMSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF WILLIAMSON COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF WILLIAMSON COUNTY, TEXAS.

BILL GRAVELL, JR., COUNTY JUDGE
WILLIAMSON COUNTY, TEXAS

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF WILLIAMSON §

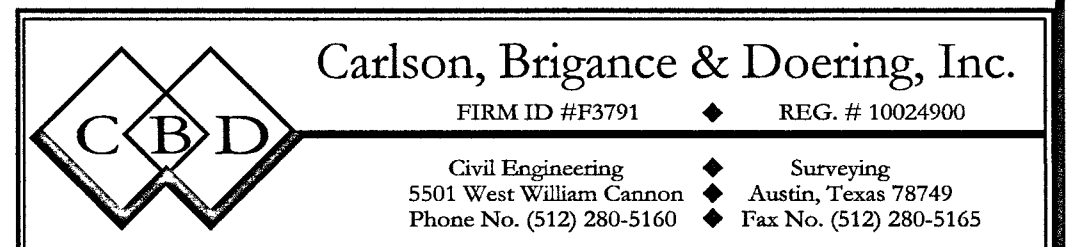
I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., AND DULY RECORDED THIS THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK, ____M., IN THE PLAT RECORDS OF SAID COUNTY IN INSTRUMENT NUMBER _____.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS,
THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: _____ DEPUTY

SHEET NO. 4 OF 4



J: \AC3D\5341\Survey\PLAT - SADDLEBACK SRR 1-2B